

From: Matthew.Porter
Sent: 23 January 2026 11:32
To: Matthew.Porter
Subject: FW: LPA Reference: EIA/25/0008 Standing Advice Response

Matthew Porter
Principal Planning Officer



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Active Travel England Planning <planning-consultations@activetravelengland.gov.uk>
Sent: 19 December 2025 16:44
To: Planning <planning@horsham.gov.uk>
Subject: LPA Reference: EIA/25/0008 Standing Advice Response

LPA Reference: EIA/25/0008

ATE Reference: ATE/25/01929/PREAPP

Site Address: Land at 521985 116824 Wantley Hill Estate Henfield, West Sussex

Proposal: EIA Scoping Report

Standing Advice

Dear Sir/Madam,

In relation to the above planning consultation, Active Travel England (ATE) currently offers a limited pre-application service for developments comprising 1,000 or more homes and/or a new school, where we are approached by the relevant local planning authority (LPA). On this basis, ATE is unable to provide bespoke advice on this development at the current time.

However, we have produced a standing advice note that summaries some of the key active travel criteria that ATE will assess when consulted on a formal application. Our standing advice can be found here:

<https://www.gov.uk/government/publications/active-travel-england-sustainable-development-advice-notes>.

In addition, we would advise that the applicant's project team use ATE's Planning Application Assessment Toolkit ("the toolkit") to inform the design and infrastructure needs of this development. In particular, the toolkit helps to gather evidence and assess the active travel merits – walking, wheeling and cycling – of a development proposal. The toolkit can be downloaded from the government's website:

<https://www.gov.uk/government/publications/active-travel-england-planning-application-assessment-toolkit>.

Please contact the team for any questions or clarifications on how to use the toolkit at: Planning-Advice@activetravelengland.gov.uk.

Regards,



Active Travel
England

Development Management Team

Active Travel England

West Offices Station Rise, York, YO1 6GA

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[ref:a0zTw000006gIY9IAM;846a6f8514ef54d3d28377a56292a6da:ref]



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Matthew Porter	Horsham District Council – Planning Dept
LOCATION:	Land at 521985 116824 Wantley Hill Estate, Henfield, West Sussex
DESCRIPTION:	EIA Scoping Report
REFERENCE:	EIA/25/0008
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application area is well over the 0.5ha area that would require the results of a search of the West Sussex Historic Environment Record to be provided. An Environmental Scoping Report is provided that recommends that due to an identified low potential for significant archaeology then it is proposed that archaeology is scoped out of the EIA. I can confirm that this is acceptable and that although archaeological investigation will be required this can be secured at a later stage under the normal procedures set out in the NPPF.	
MAIN COMMENTS: The application area is well over the 0.5ha area that would require the results of a search of the West Sussex Historic Environment Record to be provided. The Environmental Impact Assessment Scoping Report produced by Turley includes a short section on Archaeology that has been informed by a desk based archaeological assessment prepared by RPS as their archaeological consultants. The report notes that there are no designated archaeological assets on the site, the site is not within an Archaeological Notification Area and has a generally low potential, although an elevated possibility for Iron Age archaeology is identified, but based on previous investigations in the vicinity any archaeological remains that may be present are likely to be of local significance and so archaeology can be scoped out of an EIA and the archaeology dealt with under the normal NPPF requirements. A suitable methodology would be a geophysical survey that will be used to identify the presence of buried archaeological remains across the site and inform the need for trial trench evaluation so enabling appropriate mitigation measures to be designed if required.	

ANY RECOMMENDED CONDITIONS:	
NAME:	Nick Truckle BA MCIfA
DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	6/1/2026

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Our ref: HA/2025/127344/01
Your ref: EIA/25/0008
Date: 29 December 2025

Dear Planning team (FAO: Matthew Porter),

LAND AT 521985 116824 WANTLEY HILL ESTATE, HENFIELD, WEST SUSSEX.

Thank you for consulting the Environment Agency on the submitted 'Environmental Impact Assessment Scoping Report' for Land East of Henfield, West Sussex (dated December 2025).

We are broadly satisfied with the topics scoped in and out as set out within the report.

We have some advisory comments on specific topics which are set out below.

Flood risk

We are pleased to note that all residential development will be located within Flood Zone 1. We are also pleased that the report acknowledges that a comprehensive, site-specific Flood Risk Assessment will accompany the planning application, which will also include assessment of climate change allowances.

Biodiversity

The Cutlers Brook (a designated main river) runs along the northern boundary of the site. We note that the report specifies that watercourse units will be delivered as part of the biodiversity net gain requirements (paragraph 5.92). We strongly encourage suitable assessment and delivery of river restoration and river habitat enhancement as part of the proposed development. There should be a suitable buffer between the river bank and any built development to allow for the natural flow of the river, and to deliver water quality benefits.

The addition of new culverts for any river crossings (if these are necessary) is unlikely to be suitable, with clear span bridges being preferable where possible. The Planning Practice Guidance for Flood risk and coastal change (paragraph 067) says:

“Proposals to introduce new culverting or to build on top of existing culverting are likely to have adverse impacts on flood risk, ecology, human health and safety and amenity whilst increasing maintenance costs and hindering future options to restore the watercourse. Such proposals are likely to run contrary to natural flood management

objectives and the objectives of River Basin Management Plans.”

The [South East River Basin Management Plan](#) is a key over-arching source of information on the water environment, including the condition of water bodies and measures to help meet the objectives of the Water Environment Regulations 2017. This should be used to help inform assessments and plans for net gain proposals.

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit (called a ‘Flood Risk Activity Permit’) or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance, please visit [Flood risk activities: environmental permits - GOV.UK](#). It should not be assumed that a permit will automatically be forthcoming once planning permission has been granted.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone

Direct dial: [REDACTED]

Direct e-mail: [REDACTED]



Horsham
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HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 521985 116824 Wantley Hill Estate Henfield
DESCRIPTION:	EIA Scoping Report
REFERENCE:	EIA/25/0008
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: The level of arboricultural information set out within the Land East of Henfield, West Sussex, Environmental Impact Assessment Scoping Report, December 2025, is limited, and the word <i>trees</i> is mentioned nine times and <i>woodlands</i> eleven times.	
MAIN COMMENTS: Tree and Woodland Resource Commitments The site lies within the Low Weald National Character Area, which is characterised by a mosaic of hedgerows and hedgerow trees, shaws (remnant woodland strips), and small copses. The report identifies that the site comprises agricultural land subdivided by hedgerows and tree-lined field boundaries, with scattered mature trees contributing to the site's rural character (paragraphs 7.1 & 7.2). While no statutory landscape or woodland designations affect the site, these arboricultural features are recognised in the document as important non-designated landscape assets that contribute positively to local distinctiveness and visual amenity, which is welcomed. Contribution of Trees and Woodland to Landscape Character and Visual Amenity Commitments The report confirms that existing trees, hedgerows and woodland edges provide a degree of visual containment, limiting views into and across the site from the surrounding area, and their retention and integration into the development layout is a key consideration in mitigating landscape and visual effects (paragraphs 7.5–7.6). Potential Effects on Trees and Woodland Commitments No significant adverse effects on trees or woodland have been identified in the report, with tree and hedgerow removals advised to be within tolerable limits and mostly concentrated in areas where facilitation access is needed. However, the document recognises that construction activities do have the capacity to affect trees and hedgerows if not appropriately managed; in addition, it advised that tree and hedgerow removal could	

influence landscape character and visual amenity. Although the document advises that these potential impacts could be appropriately managed through design-led mitigation, rather than representing a fundamental constraint to development.

Mitigation and Tree-Related Design Commitments

The Preliminary Environmental Management Plan (Appendix 1) implies that the scheme would have a retention-led approach to trees and hedgerows, including the retention of existing boundary trees and hedgerows wherever practicable, coupled with the incorporation of retained trees into green corridors and areas of open space. This approach is positive.

Subject to detailed arboricultural assessment and the implementation of appropriate protection and new planting measures, the proposed development does appear to be capable of respecting and reinforcing the existing tree and woodland features at the site.

In this regard, it is recommended that all subsequent design and construction stages fully comply with BS 5837:2012 Trees in relation to design, demolition and construction. This should include the identification and protection of Root Protection Areas (RPAs) for all trees and hedgerows indicated for retention, with the default position being that new structures are located outside RPAs wherever practicable. Appropriate distances between retained trees and proposed buildings should be encouraged to allow for future tree growth, canopy development and ongoing arboricultural management.

Any proposal to locate built development or associated infrastructure such as underground services within the RPA of a retained tree should be regarded as an exceptional measure and would require clear and robust arboricultural justification. This should be supported by detailed evidence demonstrating that no reasonable alternative layout solutions exist and that the long-term health, stability and amenity value of the tree would not be compromised. Given the greenfield nature of the site, where layout flexibility is inherently greater, the threshold for such justification would be high, and development within RPAs should only be contemplated where it can be demonstrably shown to be unavoidable and fully compliant with BS 5837 principles.

Furthermore, having regard to the underlying soil conditions associated with the Low Weald (clay soil), which may be susceptible to post-development shrink-swell behaviour, careful consideration should be given to the potential for future subsidence risk where trees are retained near new structures. This reinforces the importance of early and ongoing arboricultural input to inform site layout, foundation design and species selection for new tree planting; this will help to ensure long-term compatibility between retained trees and the proposed development.

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	09/01/26

From: Sean.Rix [REDACTED]
Sent: 19 December 2025 12:28
To: Matthew.Porter [REDACTED]
Subject: RE: EIA/25/0008 Wantley Hill Estate Henfield

Dear Matthew,

The Historic Environment Record shows several assets that may survive as archaeological remains particularly related to historic outfarms. The existing field boundaries may well be ancient and these would record a historic landscape. At the very least the HER should be consulted and the records assessed on the ground to identify any non-designated or unknown heritage assets. In terms of impact to the setting of the neighbouring designated assets I am satisfied this is principally a landscape impact and will be identified in the LVIA.

Regards,
Seán

Seán Rix
Senior Conservation Officer
Specialists Team - Strategic Planning

[REDACTED]
[REDACTED]



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton



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HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	EIA Scoping Report
DESCRIPTION:	Land at 521985 116824 Wantley Hill Estate Henfield West Sussex
REFERENCE:	EIA/25/0008
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

Comments are made with regards to the coverage and content of the current EIA scoping report. Given the lack of detail provided to support the present conclusions made with regards to significant effects, HDC cannot yet agree the scoping out of important Biodiversity features from any final EIA. It is acknowledged that 're-scoping' will continue as the design of the proposed development and strategy are refined, plans and principles developed, and additional technical work is completed.

MAIN COMMENTS:

The comments below relate to the required coverage and content of the EIA scoping report (Turley, 2025) in relation to Biodiversity, as submitted in the above application. It is noted that this is an initial scope, and the scope will be updated as and when changes are made, and more information is available.

A Preliminary Ecological Appraisal (PEA) has not been submitted alongside the EIA scoping report; however, it is understood that one was undertaken by CSA Environmental in 2020. Since the PEA, numerous habitat- and species- specific surveys have been carried out, however the dates of survey and associated reports have not been provided. As such, it is strongly advised that up-to-date surveys are used to support the conclusions made when reporting on all effects, and the evidence of such surveys are submitted in any forthcoming full application.

Coverage of the EIA Scoping Report

1.0 The zone of influence is not specified. The initial ZOI for Biodiversity is generally set at 2km (excluding for statutory designated sites). The Impact Risk Zones for SSSI's should be considered.

1.1 The site context under Section 3 of the report is noted, and whilst it is agreed that the site itself is not subject to any local designations, the Henfield Common LWS is located approximately 800m to the south of the site and is therefore expected to be included within the scope. Within approximately 1.3km also lies the Broadmare Common LWS.

1.3 Protected and notable species are referenced within Section 5, however specific mention should also be made to priority species, as well as irreplaceable and priority habitats (informed by on-site survey and desk study). Note that from Defra's MAGIC mapping, the nearest pockets of irreplaceable and priority habitat are lowland mixed deciduous woodland immediately adjacent to the north-east of the site, coastal and floodplain grazing marsh approx. 250m west of the site, traditional orchards approx. 350m south-east of the site, and ancient woodland approx. 450m west of the site. However, note that the mapping is indicative. A list of priority and notable species records identified within the ZOI can be obtained from the Sussex Biodiversity Record Centre.

Cumulative effects

1.4 It is noted that since the proposed search date (from 2020, see Section 9.12 of the report), other major developments are present within the 1.5km search radius. As such, it is advised to discuss inclusion of other developments within the search area and the start year of search with the Case Officer. Note point 1.0 with regards to the zone of influence for Biodiversity.

Content of the EIA Scoping Report

2.0 Given that there is no detail to accompany the high-level assessment of effects, the scoping out of all important ecological features cannot yet be agreed. In the absence of such information and any additional detail on the need for further survey or assessment, the precautionary principle should be employed.

2.1 In any forthcoming EIA, the construction, operating, and maintenance (and where relevant closure and decommissioning) activities that may generate ecological effects should be applied to each individual ecological feature, and the impacts should be categorised by extent, magnitude, duration, reversibility, timing and frequency, where appropriate, and detail how the baseline will change (if at all) taking into consideration other environmental aspects where necessary. At present, the EIA scoping report refers to '*species-specific measures*' for mitigation and compensation. These measures should be listed for each individual feature addressing each impact prior to a final assessment of residual impact and the need for further consideration. This is requested to provide transparency and evidence a systematic approach to assessment, as per CIEEM EcIA Guidelines (2024).

2.2 In addition, positive impacts should also be assessed, and it is strongly encouraged that biodiversity enhancements align with the West Sussex LNRS priorities and measures within the Wilder Horsham District Nature Recovery Network.

Habitat impacts

2.3 With regards to the assessment upon habitats on-site, it is noted that Section 5.88 states '*Mitigation to be incorporated into the Proposed Development includes retention of woodland, hedgerows and trees within the development parameter plans*', immediately followed by '*unless where required for access or other infrastructure requirements*'. The extent of vegetation removal is therefore not yet known, and the effects cannot be certain. Section 5.90 then refers to removal of hedgerows, treelines and woodland as '*minor losses*' for vehicular and pedestrian access, and these impacts are therefore not considered significant. This is not yet agreed, given the uncertainty with regards to scale. It is also noted that the PEA identified that the site '*comprises predominantly modified grassland, lowland mixed deciduous woodland, other neutral grassland, scrub, hedgerows, ditches and scattered trees*' and '*the north-west of the site is bounded by*

Chess Stream' (otherwise known as Cutlers Brook – a statutory main river as per Environment Agency mapping). At least one of these on-site habitats are considered priority habitats, and therefore national and local policy consequences should be considered when assessing effects. In any case, any acceptable losses of habitat on-site should be compensated for as referred to in Section 5.90 (although the degree of compensation is yet to be determined), and general mitigation within a CEMP would be required for all retained habitats (as stated in Section 5.89 – as before, detailed mitigation measures should be applied to each individual feature in the EIA).

2.4 Any forecast impacts on the watercourse should also review impacts on protected/priority/notable species (fish, crayfish, etc) and downstream impacts on irreplaceable/priority habitats and designated sites.

Species impacts

2.5 Reference is not made to all species that have been surveyed for, as listed in Section 5.87. Therefore, it is not clear as to whether some species have been found to be present on-site, and for those that are, the importance of that species' population within a site, local, regional or national context, and thus the baseline is not clear. As such, it is not yet understood if the brief examples of species mitigation are adequate, and whether the implications of effects are in accordance with planning policies and legislation. If any communal bat roosts are identified, and in the absence of any information confirming the extent of the commuting and foraging habitats being utilised by the bats, the core sustenance zones for the species as per BCT guidance should be considered.

2.6 In addition, Section 5.91 mentions habitat suitable for ground nesting birds (e.g., skylark) will be provided alongside informal open space to compensate for lost breeding territories. The compensation will need to be carefully considered, and if possible separated from pedestrian and vehicular access to reduce effects of disturbance throughout all stages of development. It is noted that the Applicant owns land adjacent to the site boundary, totalling 5.86ha, whereby this land could be used for such measures.

2.7 In any forthcoming full application, alternative locations or layouts and the mitigation hierarchy to firstly avoid and then reduce impacts should be undertaken. Where necessary, justification for the location/layout should be provided when a resulting significant impact is identified. The description of mitigation, compensation and enhancement measures within the EIA must be sufficient to allow HDC and relevant stakeholders to see clearly how effects will be addressed and must be detailed in an Environmental Management Plan (EMP) or similar.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Linsey King Ecology Officer (Planning)
DEPARTMENT:	Strategic Planning - Specialists
DATE:	30/12/2025



Matthew Porter
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 12792
Date: 14 January 2026

By email only: Planning Department, planning@horsham.gov.uk

Thank you for requesting advice on this scoping opinion from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: EIA/25/0008
Location: Land at 521985 116824 Wantley Hill Estate Henfield West Sussex
Proposal: EIA Scoping Report

Thank you for consulting Place Services on the above EIA Scoping Opinion.

Summary

We have reviewed the submitted information: Environmental Impact Assessment Scoping Report (Turley, December 2025), which details the proposals for this site are for an outline application for up to 500 homes, access, landscaping, open space and associated infrastructure (the 'Proposed Development') on 37.54 hectares of agricultural land located to the east of Henfield in West Sussex.

Baseline Information:

The desktop assessment has been prepared in consultation with the Sussex Biodiversity Record Centre (SxBRC) – accessed under licence and these records inform the survey requirements. Protected and Priority species have been considered adequately. Records from new or updated surveys undertaken should be shared with the local record centre.

We support the preparation of the desktop study using biological data from new or updated surveys undertaken should be shared with SxBRC and other relevant local record centres. We highlight the need to refer to Priority habitats and species in order for the LPA to demonstrate compliance with its biodiversity duty under s40 of the NERC Act (as amended) and the strengthened duty to conserve and enhance biodiversity.

Potential Impacts:

This proposed project does not directly impact on statutory designated sites or non-statutory including Local Wildlife Sites (LWS). We note from our desktop assessment there appears to be no LWS present on site, with the nearest being Henfield Common located approximately 850 metres south.

The site lies outside the 12km Wider Conservation Area for The Mens Special Area of Conservation (SAC) and for Ebernoe Common SAC, for which significant impacts or severance to flightlines must be considered (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol).

The submitted information states “*A Preliminary Ecological Appraisal undertaken by CSA Environmental in 2020 which identified that the Site comprises predominantly modified grassland, lowland mixed deciduous woodland, other neutral grassland, scrub, hedgerows, ditches and scattered trees. In the north-west the Site is bounded by Chess Stream.*” Additionally, the submitted information stated updated site-specific surveys have been undertaken for; habitats and rivers, bat activity surveys, Dormouse surveys, Badger surveys, Water Vole and Otter surveys, reptile surveys, Great Crested Newt eDNA surveys and breeding and wintering bird surveys.

It is our understanding that the majority of woodland and Priority habitat will be retained and protected. Reasonable mitigation measures have been identified for the construction process which will need to be secured by a condition of consent.

The submitted ecological report will need to consider the potential impacts on all the relevant protected and Priority species and effectively avoided all impacts. We have only been provided with a summary of this, as detailed above. This is necessary for the Local Planning authority to demonstrate they have met their strengthened s40 biodiversity duty. Survey and assessment should meet the requirements of both Natural England Standing Advice.

Methodology:

We are satisfied that nationally agreed guidelines have been followed for the ecology surveys and all survey work has been undertaken in the appropriate season by appropriately qualified ecological consultants. Survey and assessment for protected species should meet the requirements of Natural England Standing Advice.

In accordance with Regulation 14 of the EIA Regulations, the ES should provide a statement about the relevant expertise or qualifications of the competent experts involved in its preparation.

Any report on Badgers should be submitted as a separate confidential appendix clearly marked as containing sensitive information.

Opportunities:

To comply with NPPF, there is an opportunity to enhance the corridor, to deliver net gain for biodiversity. The EIA should thoroughly explore all reasonable options to enhance the development for protected and Priority species and meet the requirements of mandatory biodiversity net gain. Please note that comments on Biodiversity Net Gain are provided by Horsham District Council in-house.

Conclusion:

We agree that Biodiversity can be scoped out for further assessment within the Environmental Report.

In addition to the EIA report, it will be necessary to also provide sufficient information on non-significant impacts on protected and Priority species and habitats at submission either in a non EIA chapter or separate documentation. This is necessary in order that the LPA has certainty of all likely impacts, not just significant ones, from the development and can issue a lawful decision with any mitigation and compensation measures needed to make the development acceptable, secured by condition.

Please contact us if you have any queries in relation to this advice.

Hayley Dean MCIEEM MSc BSc (Hons) Senior Ecological Consultant

Place Services at Essex County Council



Place Services provide ecological advice on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

From: Matthew.Porter
Sent: 23 January 2026 11:32
To: Matthew.Porter
Subject: FW: Planning Application Consultation - EIA/25/0008

Matthew Porter
Principal Planning Officer



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Business Development <BusinessDevelopment@horsham.gov.uk>
Sent: 22 December 2025 15:36
To: Planning <planning@horsham.gov.uk>
Cc: Matthew.Porter 
Subject: RE: Planning Application Consultation - EIA/25/0008

Good afternoon Matthew,

Thank you for this EIA.

We have reviewed the document as submitted and have no comments to make from an Economic Development perspective?

Best Regards

Julie Cavallo
Enterprise Officer



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Planning <planning@horsham.gov.uk>
Sent: 18 December 2025 16:11
To: Business Development <BusinessDevelopment@horsham.gov.uk>
Subject: Planning Application Consultation - EIA/25/0008

Please see the attached consultation letter from Horsham District Council Re:EIA/25/0008

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton



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HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE	EIA/25/0008
LOCATION:	Land at 521985 116824, Wantley Hill Estate, Henfield
DESCRIPTION:	Environmental Impact Assessment Scoping Opinion Request
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The level of information in relation to land contamination, noise, air quality and odour set out within the Land East of Henfield, West Sussex, Environmental Impact Assessment Scoping Report, December 2025, is limited.	

MAIN COMMENTS:

Land Contamination

1. To ensure the site is suitable for residential development any full or outline application for development on this expansion of the site will need to be supported by a robust preliminary contamination risk assessment (PCRA), undertaken by a suitably competent experienced and environmental consultant.

Noise

1. Certain parts of the site subject to this scoping opinion request, in particular the northern parts of the site, are located in close proximity to the A281 and the Henfield sewage treatment works.
2. To ensure the site is suitable for residential development any full or outline application for development on this site will therefore need to be supported by a robust noise impact assessment undertaken by a suitably competent noise consultant who are members of the ANC and are accredited to the Institute of Acoustics (IOA).
3. We will also expect to see any proposed development on this site adopt good acoustic design, following the principles of ProPG Planning and Noise. This should include, but not necessary be limited to, adequate separation between proposed dwellings and both the A281 and the STW.

Odour

1. Henfield sewage treatment works (STW) is located in the northern part of the site. To ensure the site is suitable for residential development any full or outline application for development on this site will therefore need to be supported by a robust odour impact assessment undertaken by a suitably competent consultant.
2. The odour assessment should be undertaken in accordance with current technical guidance, in particular the IAQM: Guidance on the assessment of odour for planning, and ensure that any modelling is based on the industry standard for odour of 0.6 parts per billion (ppb) of hydrogen sulphide with a 98-percentile probability. Sensitive developments that are subject to levels above this standard are likely to lead to complaints about odour from residents.

Air Quality

Mitigation:

Assessing whether a development will exceed air quality objectives is a narrow approach to evaluating environmental impact. Sussex Air's Air Quality and Emissions Mitigation Guidance for Sussex (2021) takes a low-emission strategies' approach to avoid health impacts of cumulative development, by seeking to mitigate or offset emissions from the additional traffic and buildings. It is noted that the air quality assessment for the referenced application (DC/24/1932) similarly relied on compliance with air quality objectives as the benchmark, rather than assessing the total emissions generated – they received similar comments.

The proposed development is significantly larger in scale than the referenced potential development to the south of the site. As such, the assumptions underpinning the assessment may not be applicable, and the resultant effects are likely to be more substantial. There is potential for direct effects on air quality at residential dwellings and ecological receptors located adjacent to the site and roads used for accessing the site that will experience a significant change in traffic flows due to the proposed development.

It is welcomed that the air quality section of the report acknowledges the need for an emission mitigation statement, to be prepared as specified by the Air Quality and Emissions Mitigation Guidance for Sussex (2021) document. It is recommended that the emission mitigation statement contain itemised costing for each proposed mitigation option and total value of all proposed emissions' mitigation. This should be equal to or exceed the value from Emissions calculation and total calculated value of emissions' health damage cost. Sussex Air quality guidance aims to avoid the duplication of measures that would normally be required through other regimes.

Air Quality Modelling:

According to EPUK/IAQM guidance, a detailed air quality assessment is required where the predicted change in Annual Average Daily Traffic (AADT) exceeds 500 Light Duty Vehicle (LDV) movements. The submitted report indicates that this threshold is likely to be exceeded during the operational phase, requiring detailed modelling of emissions from the proposed development.

The assessment should be transparent and thus, where reasonable, all input data used, assumptions made, and the methods applied should be detailed in the report (or appendices). Please provide full statistical analyses to give full picture of the model performance. Major applications should consider supplementing local authority monitoring with own monitoring - which would help to increase model certainty and confidence in the results.

Liaise with the planning department for information on any other schemes that should be included in a cumulative impacts scenario.

Construction phase:

An Assessment of Dust from Demolition and Construction must be carried out, which will identify dust risk, sensitive receptors and suitable mitigation measures. As the development is being built, other receptors will be created, these should be identified and considered in the construction dust management plan.

While the intention to submit a DMP, secured through a CEMP, is noted, monitoring should be considered as a part of this. As monitoring forms a vital part of construction, given the scale of the proposed development, the likely high number of road traffic movements generated during the construction phase, a monitoring plan should be included as a measure.

The number of vehicle movements during the construction phase will determine the dust emission magnitude associated with any demolition, earthworks, and construction activities.

Follow the guidance:

- a. Sussex Air (2021) Air Quality and Emissions Mitigation Guidance
- b. IAQM Guidance on Monitoring in the Vicinity of Demolition and Construction Sites
- c. IAQM Guidance on the assessment of dust from demolition and construction

Fine Particles

An Interim Planning Guidance on the consideration of the Environmental Act Pm2.5 target in planning decisions was published in October 2024. Applicants are advised to provide evidence in their planning applications that they have identified key sources of

air pollution within their schemes and taken appropriate action to minimise emissions of PM2.5 and its precursors as far as is reasonably practicable.

1. How has exposure to PM2.5 been considered when selecting the development site? Applicants are advised to consider the following in their application:
 - a. Site proximity to people (particularly large populations and/or vulnerable groups, e.g. schools, hospitals, care homes, areas of deprivation) and the impact of the development on these,
 - b. Site proximity to pollution sources and the impact of these on users of the development,
 - c. Exposure and emissions during both construction and in-use.
2. What actions and/or mitigations have been considered to reduce PM2.5 exposure for development users and nearby receptors (houses, hospitals, schools etc.) and to reduce emissions of PM2.5 and its precursors? Applicants are advised to explain (with evidence where possible) why each measure was implemented. Or, if no mitigation measures have been implemented, why this was not proposed. Actions can refer to, but are not limited to, the following:
 - a. Site layout,
 - b. The development's design,
 - c. Technology used in the construction or installed for use in the development,
 - d. Construction and future use of the development.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Kevin Beer and Isabelle Carter
DEPARTMENT:	Environmental Health and Licencing
DATE:	13/01/26



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 521985 116824 Wantley Hill Estate Henfield West Sussex
DESCRIPTION:	EIA Scoping Report
REFERENCE:	EIA/25/0008
RECOMMENDATION:	Advice
MAIN COMMENTS:	
<p>Proposed Development</p> <ol style="list-style-type: none">1. While not within the South Downs National Park (SDNP), given the proximity of the Site, the <i>South Downs National Park Dark Skies Technical Advice Note Version 2</i> should be referred to for guidance. <p>Chapter 7. Landscape and Views</p> <ol style="list-style-type: none">2. Appendix 3, the baseline assessment, has not been attached and thus we cannot provide detailed comments. Nevertheless, the principles of the outline methodology embedded within the document are sound.3. In regard to the scoped assessment, in addition to the National and District level character areas, please include the County Council landscape guidance tier as well as the Horsham District Landscape Capacity Assessment (2021).4. Table 7.1 Landscape Receptors should also include individual landscape elements in addition to 'Site and local landscape character'.5. To be able to confirm and agree proposed viewpoint locations, as well as extent of study area (beyond the suggested 750m), please provide an accompanying ZTV prior to submission.6. Type 3 visualisations, in accordance with TGN 06/19 Visual Representation of development proposals, are expected to be provided to illustrate the level of change proposed and any mitigation measures.7. The report states that photographs will be taken of key views when vegetation is both in and out of leaf <i>if timescales permit</i>. We strongly recommend that the LVIA is accompanied by winter photographs, as this will represent the worst case scenario which is critical to understanding the full extent of visual effects.8. Cumulative landscape and visual effects must also be assessed.	
RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael

	Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	02/01/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	06/01/2026



Historic England

Mr Matthew Porter

Direct Dial: 0207 973 3636

Horsham District Council

Parkside

Our ref: PL00800812

Chart Way

Horsham

West Sussex

RH12 1RL

23 December 2025

Dear Mr Porter

EIA/25/0008: Land at Wantley Hill Estate, Henfield, West Sussex

Thank you for notifying Historic England of the EIA Scoping consultation relating to works at the above site.

The proposed development does not appear to be in a scheduled monument or have significant effects on the historic environment so EIA does not seem to be needed for heritage reasons.

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



Historic England

Yours sincerely,

Paul Roberts
Team Leader - Development Advice



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Horsham District Council

Our Ref: SDNP/25/05090/ADJAUT
Contact Officer: SDNPA Planning Technical
Support
Tel. No.: 01730 819361

22nd December 2025

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Horsham District Council
Proposal: Adjoining Authority Consultation - Horsham District Council (EIA/25/0008) - EIA Scoping Report.
Location: Wantley , Hill Estate , Henfield , West Sussex

Thank you for your correspondence received 18 December 2025, consulting us as a neighbouring authority on the above noted development proposals.

Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination.

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Section 245 of the Levelling-Up and Regeneration Act 2023 (S.245 duty) amends and strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 upon relevant authorities, which includes the National Park Authority itself, to 'seek to further the specified purposes of Protected Landscapes'.

The National Park's comments on the development are as follows:

No comment

Yours faithfully



TIM SLANEY

South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH
Tel: 01730 819361 Email: planning@southdowns.gov.uk

ADADJZ

Director of Planning
South Downs National Park Authority

Contact Officer
SDNPA Planning Technical Support
planning@southdowns.gov.uk

From: Matthew.Porter
Sent: 23 January 2026 11:31
To: Matthew.Porter
Subject: FW: Planning Application Consultation - EIA/25/0008 - DSA000049952

Matthew Porter
Principal Planning Officer



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: SouthernWater PlanningConsultations <SouthernWater.PlanningConsultations@southernwater.co.uk>
Sent: 24 December 2025 11:49
To: Planning <planning@horsham.gov.uk>
Subject: RE: Planning Application Consultation - EIA/25/0008 - DSA000049952

Good morning,

Thank you for your email.

Unfortunately, an error appears on the council's website when searching for the above planning reference number.

Please may you review and advise?

Yours
faithfully,

Kelly Donaldson
Future Growth Planning
Developer Services

T. 0330 303 0119
southernwater.co.uk



From: planning@horsham.gov.uk <planning@horsham.gov.uk>

Sent: 18 December 2025 16:08

To: SouthernWater PlanningConsultations <SouthernWater.PlanningConsultations@southernwater.co.uk>

Subject: Planning Application Consultation - EIA/25/0008

Please see the attached consultation letter from Horsham District Council Re:EIA/25/0008

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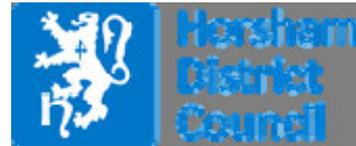
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[Redacted]

From: Matthew.Porter
Sent: 23 January 2026 11:31
To: Matthew.Porter
Subject: FW: EIA/25/0008 Land at 521985 116824 Wantley Hill Estate Henfield West Sussex BN5 9JT

Matthew Porter
Principal Planning Officer

[Redacted]
[Redacted]



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Matthew.Porter [Redacted]
Sent: 23 December 2025 09:54
To: Planning <planning@horsham.gov.uk>
Subject: FW: EIA/25/0008 Land at 521985 116824 Wantley Hill Estate Henfield West Sussex BN5 9JT

Please upload to file EIA/25/0008

Matthew Porter
Principal Planning Officer

[Redacted]
[Redacted]



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** planning.south@sportengland.org
Sent: 23 December 2025 08:34

To: Matthew.Porter [REDACTED]

Subject: EIA/25/0008 Land at 521985 116824 Wantley Hill Estate Henfield West Sussex BN5 9JT

or consulting Sport England.

and considers that the impact of a development on sports facilities or activities would not normally form part of an Environmental Statement. Consequently, we do not wish to comment on the Screening or Scoping Consultation.

Any subsequent planning application should consider the implications for sport in the context of NPPF and local planning policy, and any strategic evidence set out in local playing pitch and/or built facilities strategies.

Local planning authorities should be consulted on the planning application if it meets the statutory requirements contained in the NPPF (Paragraph 174 (Development affecting playing fields)) or the guidance for non-statutory consultation with Sport England (set out within Planning Practice Guidance: Open Space, Sports and Recreation Facilities (Paragraph: 003, Reference: PP1-0306)).

Further guidance on assessing the need to protect, enhance and provide sports facilities can be found by following the link below:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

If you require any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours faithfully,

Technical Team

south@sportengland.org

**SPORT
ENGLAND**



Join the conversation [#thisgirlcan](#)



From: Melbourne, Lee 03605 [REDACTED]
Sent: 22 December 2025 08:36
To: Matthew.Porter [REDACTED] >
Subject: EIA/25/0008 EIA Scoping Report - Land at 521985 116824 Wantley Hill Estate Henfield West Sussex

Hi Matthew,

I have reviewed the document as submitted and have no comments to make from a crime prevention perspective with regards to the above.

Kind regards

Lee

Miss Lee A Melbourne (Pronouns She/Her/Hers)

Designing Out Crime Officer

Local Policing Service Improvement and Engagement Department

Sussex Police Headquarters

Amberley Block

Church Lane

Lewes

East Sussex

BN7 2DZ

I work flexibly so I am sending this email at a time that suits me. Please be assured that I do not expect you to respond outside of your normal working day.



You can report crime and incidents online at

<https://www.sussex.police.uk/report-online>

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	WSCC - Education
DATE:	29 December 2025
LOCATION:	Location: Wantley Hill Estate, Henfield West Sussex Land at 521985 116824
SUBJECT:	EIA/25/0008

At this time West Sussex Education Services do not have any concerns with the proposed development. Should the application be approved, it will be CIL liable. CIL will be sought by the County Council as local education authority from the charging authority to provide the necessary education mitigation for the proposed development. (For the avoidance of doubt, Education covers all children from 0-18 and up to 25 for SEND pupils)

West Sussex County Council – Education Services

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Matthew Porter
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	23 December 2025
LOCATION:	Land at 521985 116824 Wantley Hill Estate Henfield West Sussex
SUBJECT:	EIA/25/0008 EIA Scoping Report.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

All highways and transport related matters would be assessed as part of a transport assessment, the scope of which is being agreed with WSCC Highways. Supporting documents such as a Construction Management Plan and Construction Management Plan would also be produced.

The document indicates transport would be scoped out of the EIA.

WSCC Highways otherwise have no comments on the proposed EIA scope.

Stephen Gee
West Sussex County Council – Planning Services

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 31st December 2025

Matthew Porter
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Matthew,

RE: EIA/25/0008 – Land at 521985 116824 Wantley Hill Estate Henfield West Sussex

Thank you for your consultation on the above site, received on 18th December 2025. We have reviewed the application as submitted and wish to make the following comments.

As this is an EIA scoping it is accepted that the majority of the surface water related information will be included within any Flood Risk Assessment/Drainage Strategy provided with any substantive application, therefore the LLFA will provide detailed comments when the planning application is submitted.

Nevertheless we have reviewed the relevant sections within the report and have no concerns or reason to disagree with the statements contained therein.

Yours sincerely,

Natalie Biddulph
Flood Risk Management Team
FloodRiskManagement@westsussex.gov.uk



**WSSC CONSULTATION RESPONSE:
County Planning – Minerals & Waste Planning Authority**

TO:	Case Officer: Matthew Porter
DATE:	08/01/2026
LOCATION:	Land at 521985 116824, Wantley Hill Estate, Henfield, West Sussex
SUBJECT:	EIA/25/0008 EIA Scoping Report – 500 homes.
RECOMMENDATION:	<input checked="" type="checkbox"/> Advice <input type="checkbox"/> Objection <input type="checkbox"/> Modification <input type="checkbox"/> No Objection <input type="checkbox"/> More Information <input type="checkbox"/> Refusal

WSSC Minerals and Waste Planning Authority have been consulted on this application for an Environmental Scoping Opinion for 500 homes and associated infrastructure on land at Wantley Hill Estate, north east of Henfield. While we do not have any specific comments to make in relation to potential environmental impacts at this stage, we would wish to raise the following matters:

The application site covers an area of approximately 37.54ha and is located within the Weald Clay (brick clay) Mineral Safeguarding Area. Accordingly, the applicant should demonstrate how the proposal would comply with Policy M9 at the application stage and a Mineral Resource Assessment should accompany any formal submission for planning permission. As necessary, the MRA should inform any environmental statement.

The applicant’s attention is directed toward the M&W Safeguarding [Guidance](#).

Kind regards,

Edward Anderson

